File No. 280700187

WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/21/08 12:35 2 pgs
Fees:13.00 Taxes:1202.50

20080721-0074515

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Thomas J Donovan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES: July 16, 2011
(AFFIX SEAL)

CHRISTOPHER JACKSON
Notary Public At Large
RUTHERFORD COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
216 Centerview Drive, Suite 139
Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Thomas John Donovan	First Equity Mortgage, Inc.	180-04-0B-101.00
(NAME)	(NAME)	
3428 Wynfall Lane	7265 Kenwood Road, Ste. 111	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Cincinnati, OH 45236	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, **DREES PREMIER HOMES INC., an Ohio Corporation**, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **Thomas John Donovan and Vicki L. Donovan, husband and wife**, hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 159 Final Plat of Revision One Brookview Forest Phase III, as shown on plat of record in Instrument No. 200509190112306 and revised in Instrument No. 200510250128969, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made f or a more complete description.

BEING part of the same property conveyed to Drees Premier Homes, Inc. by Warranty Deed from Danco Property Investments, LLC, of record in Instrument No. 20021001-0118959, Register's Office, Davidson County, Tennessee.

Subject to all other matters shown on the plat of record in Instrument No. 200509190112306 and Instrument No. 200510250128969, said Register's Office.

Right of Way Easement of record in Deed Book 8404, page 676, Davidson County Register's Office.

Stormwater Easement of record in Instrument No. 200210070121969, Davidson County Register's Office.

Brookview Forest Homeowners Association Charter of record in Instrument No. 200309180138293, Davidson County, Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3428 Wynfall Lane, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), THEIR heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 18th day of July, 2008.

Drees Premier Homes Inc.

By: _____
Patrik Achilles, Assistant Secretary

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Patrik Achilles of Drees Premier Homes, Inc., an Ohio corporation with whom I am personally acquainted and who upon his oath acknowledged Patrik Achilles to be the Assistant Secretary of Drees Premier Homes, Inc., an Ohio corporation the within named bargainer, a corporation, and that, Patrik Achilles as such Assistant Secretary, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Patrik Achilles as such Assistant Secretary.

Witness my hand at office this 18th day of July, 2008.

Commission expires: 3/28/10

TERRI EVANS
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

_____
Notary Public

File Number: 280700187

RETURN TO:
Cumberland Title
216 Centerview Drive, Suite 139
Brentwood, TN 37027